090.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	723,600 / 723,600
					USE VALUE:	723,600 / 723,600
					ASSESSED:	723,600 / 723,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
167		WASHINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HETHERMAN LINDA A/TRUSTEE
Owner 2:	HETHERMAN 2017 TRUST
Owner 3:	
Street 1:	167 WASHINGTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	HETHERMAN LINDA A -
Owner 2:	-
Street 1:	167 WASHINGTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 7,653 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Aluminum Exterior and 1412 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	3	22
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7653.000	268,900		454,700	723,600
Total Card	0.176	268,900		454,700	723,600
Total Parcel	0.176	268,900		454,700	723,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 512.46 | /Parcel: 512.4

Legal Description

User Acct 57565

GIS Ref

GIS Ref

Insp Date 10/20/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 090.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	269,000	0	7,653.	454,700	723,700	723,700	Year End Roll	12/18/2019
2019	101	FV	218,300	0	7,653.	461,200	679,500	679,500	Year End Roll	1/3/2019
2018	101	FV	218,300	0	7,653.	344,300	562,600	562,600	Year End Roll	12/20/2017
2017	101	FV	218,300	0	7,653.	311,800	530,100	530,100	Year End Roll	1/3/2017
2016	101	FV	218,300	0	7,653.	298,800	517,100	517,100	Year End	1/4/2016
2015	101	FV	212,900	0	7,653.	253,300	466,200	466,200	Year End Roll	12/11/2014
2014	101	FV	212,900	0	7,653.	240,300	453,200	453,200	Year End Roll	12/16/2013
2013	101	FV	212,900	0	7,653.	228,700	441,600	441,600		12/13/2012

!7292!

PRINT

Date	Time
12/10/20	21:56:38

LAST REV

Date	Time
12/01/20	10:08:30
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7292

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HETHERMAN LINDA	69919-1		9/12/2017	Convenience	10	No	No		SEAN W HETHERMAN D.O.D. 5/31/2017 BK 69918 PG
	13058-127		9/15/1976		41,000	No	No		N

USER DEFINED

Prior Id # 1:	57565
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/22/2019	1669	Redo Bat	26,900	C				
2/22/2012	155	Add Bath	4,800					add 1/2 bath to 1s

ACTIVITY INFORMATION

Date	Result	By	Name
10/20/2018	MEAS&NOTICE	HS	Hanne S
5/8/2012	Info Fm Prmt	MM	Mary M
4/6/2009	Measured	197	PATRIOT
3/31/2001	Inspected	197	PATRIOT
11/6/2000	Hearing N/C	189	PATRIOT
1/28/2000	Mailer Sent		
1/28/2000	Measured	264	PATRIOT
8/5/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7653		Sq. Ft.	Site		0	70.	0.85	5									454,711						454,700	

Total AC/HA: 0.17569 | Total SF/SM: 7653 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 454,711 | Spl Credit | Total: 454,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	167.046
Other Features:	81000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	365396
Depreciation:	96464
Depreciated Total:	268931

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

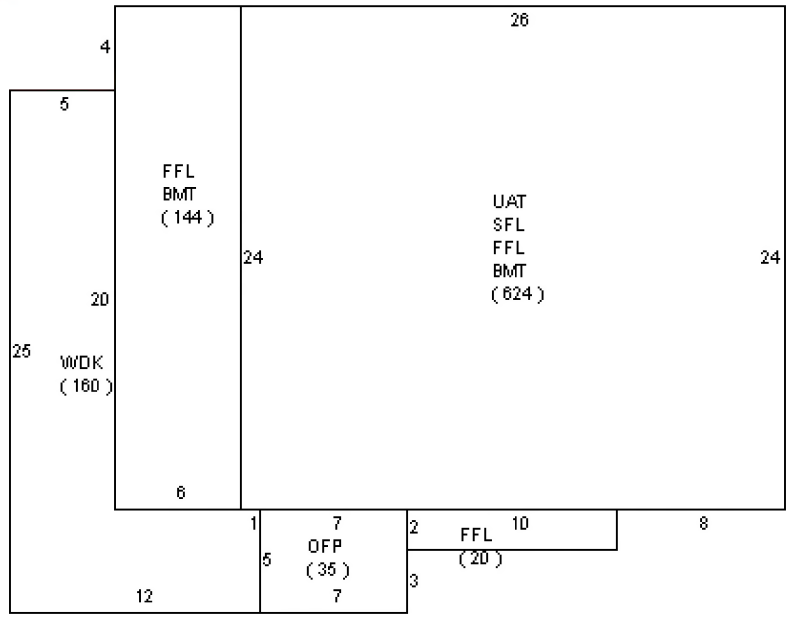
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	788	167.050	131,632
BMT	Basement	691	50.110	34,639
SFL	Second Floor	624	167.050	104,237
WDK	Deck	160	12.130	1,940
UAT	Upper Attic	156	66.820	10,424
OFP	Open Porch	35	43.560	1,524

Net Sketched Area:	2,454	Total:	284,396
Size Ad	1412	Gross Are	2999	FinArea	1412
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	90			A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	167.05
Special Features:	0	Val/Su Net:	109.58
Final Total:	268900	Val/Su SzAd	190.44

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

090.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	